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Attorney for C. Barry Zimmerman,  
Chapter 7 Trustee

UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF IDAHO

IN RE:

CASE NO. 02-20218

FRANK L. CHAPIN and  
SYDNEY L. GUTIERREZ-CHAPIN,

ORDER APPROVING SALE

Debtors.

The Trustee, having given notice of the sale of property consisting of approximately 8 acres of real property referred to by Debtors as Old Home Place 8 Acres in their bankruptcy schedules and described as:

The East 330 feet of the South half of the South half of the Northeast quarter of the Northwest quarter and the East 300 feet of the Southeast quarter of the Northwest quarter of Section 29, Township 55 North, Range 4 West, Boise Meridian, Bonner County, Idaho, lying North of the County Road, all lying North of the County Road.

in which the bankruptcy estate thereof has an ownership interest, and good cause appearing, it is

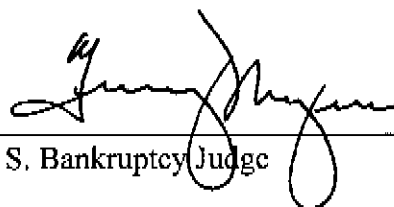
ORDERED, ADJUDGED AND DECREED that the property identified above is hereby sold to Jon James and Marion Louise James, husband and wife, free and clear of all liens, claims, or encumbrances, except a lien for real estate taxes owing Bonner County, Idaho, with all valid

liens and interests attaching to the proceeds of said sale per the priorities established by the Bankruptcy Code or applicable state law.

IT IS FURTHER ORDERED that Trustee is authorized to close said sale pursuant to the Notice of Sale by Trustee.

IT IS FURTHER ORDERED that payment of a realtor commission in the amount of six percent (6%) of the gross sale price out of sales proceeds to Ruth McDonald, Broker for River Mountain Realty, L.L.C., is approved.

Dated this 14<sup>th</sup> day of October, 2004.

  
\_\_\_\_\_  
U. S. Bankruptcy Judge

pc: 10-15-04  
US Trustee  
Frank Chapin  
Barry Zimmerman  
James Magnuson

I hereby certify that a copy of the attached document was mailed or hand delivered to the named persons of this certificate of mailing.

Dated:

10-15-04

Signed:



Case: 02-20218 Form id: 122 Ntc Date: 10/15/2004 Off: 2 Page : 1  
Total notices mailed: 4

Debtor Chapin, Frank L POB 781, Sandpoint, ID 83864  
Trustee Zimmerman, C Barry POB 1240, Coeur d'Alene, ID 83816-1240  
Aty Magnuson, H James POB 2288, Coeur d'Alene, ID 83814  
United States Trustee, MK Plaza Ste 220, 720 Park Blvd, Boise, ID 83712

I hereby certify that a copy of the attached  
document was mailed or hand delivered  
to the named persons of this certificate  
of mailing.

Dated:

Signed:

10-15-04  
